

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER,
APPROVAL OF FINAL WORKING DRAWINGS AND
SPECIFICATIONS,
AUTHORIZATION FOR CONVEYANCE
DISPOSITION PARCEL NO. 1,
ST. BOTOLPH STREET ELDERLY HOUSING
URBAN RENEWAL PROJECT
MASS. R-148 "

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal plan for the St. Botolph Street Elderly Housing Urban Renewal Area, Project No. Mass. R-148, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Boston Redevelopment Authority has determined that the proposal as submitted conforms to the St. Botolph Street Elderly Housing Urban Renewal Plan, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That LiDaPell Associates, Inc. be and hereby is designated as Redeveloper of Parcel No. 1 in the St. Botolph Street Elderly Housing Urban Renewal Area
2. That the Boston Redevelopment Authority hereby determines that the final Working Drawings and Specifications submitted by LiDaPell Associates, Inc. for Disposition Parcel No. 1 in the St. Botolph Street Elderly Housing Urban Renewal Area conform in all respects to the official Urban Renewal Plan, as amended, for the Project Area, and that said final Working Drawings and Specifications are hereby approved.
3. That it is hereby determined that LiDaPell Associates, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel No. 1 to LiDaPell Associates, Inc., said documents to be in the Authority's usual form.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".



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MEMORANDUM

MAY 18, 1972

TO: BOSTON R DEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AUTHORIZATION FOR CONVEYANCE
DISPOSITION PARCEL NO. 1
ST. BOTOLPH STREET ELDERLY HOUSING URBAN RENEWAL AREA
MASS. R-148

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SUMMARY: This Memorandum requests that LiDaPell Associates, Inc. be finally designated as Redeveloper of Parcel No. 1 in the St. Botolph Street Elderly Housing Urban Renewal Area, that the final drawings and specifications submitted by LiDaPell Associates, Inc. be approved, and further that the Authority authorize the conveyance of this parcel to LiDaPell Associates, Inc.

Disposition Parcel No. 1 in the St. Botolph Street Elderly Housing Urban Renewal Area consists of approximately 20,000 square feet and is located on St. Botolph Street between Garrison and Follen Streets. It is adjacent to the Fenway Urban Renewal Area and is generally located one block south of the Colonnade Hotel.

The proposal as submitted by LiDaPell Associates, Inc. for this parcel calls for the construction of 134 dwelling units of elderly public housing to be constructed through the "Turnkey" method and to be eventually owned and managed by the Boston Housing Authority. The Boston Housing Authority has on May 15, 1970, designated LiDaPell Associates, Inc. as their Redeveloper for the construction of these units.

On January 6, 1972, LiDaPell Associates, Inc. was tentatively designated as the Redeveloper for this site. The Redeveloper has in the interim period obtained a mortgage commitment from the New England Merchants National Bank for the construction financing of this building and an Annual Contributions Contract has been issued by HUD for the permanent financing of the project.

The proposal as submitted calls for the provision of 84 efficiency apartments, 49 one-bedroom apartments, and a single two-bedroom apartment, to be utilized by the Superintendent of this building. Apartment units designed for occupancy by handicapped persons has also been included in the plans. This project has undergone considerable redesign since its inception and a valuable input has been provided by the St. Botolph Street Citizens Committee, Inc. This group, which has been involved throughout the preparation of the final plans, has endorsed the design of this building as presently submitted.

The final working drawings and specifications have been submitted by the firm of Gantaume and McMullin. These drawings and specifications have been reviewed by the Authority's Urban Design Department and have been found to be acceptable. It is anticipated that construction can commence on this project in June. I therefore recommend that LiDaPell Associates, Inc. be finally designated as Redeveloper of Parcel No. 1 in the St. Botolph Street Elderly Housing Urban Renewal Area, that the final working drawings and specifications be approved, and that the conveyance of this parcel to LiDaPell Associates, Inc. be authorized. An appropriate Resolution is attached.

Attachment